

MINUTES CANBY PLANNING COMMISSION

7:00 PM, July 22, 2002
City Council Chambers, 155 NW 2nd

I. ROLL CALL

PRESENT: Vice Chairman, Jim Brown, Commissioners, Paul Thalhofer, Geoff Manley

ABSENT: Keith Stewart, Randy Tessman

STAFF: John Williams, Planning & Community Development Director

OTHERS PRESENT: Glen Scott, Tracy Boyce, Melody Boyce

II. CITIZEN INPUT

None

III. PUBLIC HEARINGS

None

IV. NEW BUSINESS

MOD / DR 01-02 A proposal by OBC to reconfigure and expand their offices.

John presented the staff report which had been prepared by Clint Chiavarini. John stated that OBC recently obtained their certificate of occupancy, so their project is basically done. They would now like to modify their original approval and expand their offices so they can remove the modular offices they use at this time. Clint has stated there is adequate parking and landscaping to handle the expansion, and has recommended approval of the application.

APPLICANT: Tracy Boyce, Owner, OBC Northwest addressed the Commission. He stated that the company has been working out of trailers for the last 15 years. He explained their business has expanded and the recent land swap with Pan Pacific has allowed them to expand their parking and landscaping. He stated the timing is right to move out of the trailers.

Mr. Brown questioned the materials that would be used for the siding. Mr. Boyce stated they would be using 2 types of wood siding. Mr. Brown stated the elevations show the door being 2' above the ground level. Mr. Boyce believed that the property would be excavated and no ramps would be needed, but he was unclear about the exterior elevations.

Mr. Thalhofer suggested that to allow this application to go forward, the Commission could approve both options, the excavation of the site or the installation of a ramp and the moving of the parking area. He believed the removal of the trailers would be an improvement to the site.

It was moved by Mr. Thalhofer to approve MOD / DR 0102 with the before mentioned amendments. Seconded by Mr. Manley. Motion carried 3-0.

Long Horn Estates John explained this subdivision is located on the north side of town, between N. Redwood St. and the Logging Road. It's a long and narrow lot with flags lots on the front and back.

John explained that when the application was approved the Commission had required planter strips on lots 5 and 6 of the development. John stated that Canby Utility had not been notified prior to the utilities being installed and they had installed them "curb tight", the way they are in Connors Corner. So if planter strips were required, they would have to swing around the utilities, or the utilities would have to be moved, probably at the City's expense.

It was moved by Mr. Thalhofer to amend SUB 01-04 by removing the condition that requires planter strips on lots 5 and 6. Seconded by Mr. Manley. Motion carried 3-0.

Mr. Manley questioned if Canby Utility would be informed of the planter strips prior to work starting on the Postlewait property. Johns stated they are aware of the street design at this time.

V. FINDINGS

None

VI. MINUTES

June 10, 2002

It was moved by Mr. Manley to approve the minutes from June 10, 2002 as written. Seconded by Mr. Thalhofer. Motion carried 3-0.

June 24, 2002

Mr. Thalhofer requested that a statement he had made regarding the required distance between the property lines and the pool be clarified in the minutes. Mr. Brown explained that the intent of a statement he had made when discussing the annexation was that he had always felt a need to follow the priority system, but this application was the first time he believed there were sufficient benefits to the Community to overturn the priority system.

Mr. Brown stated that on page 16 he asked that his statement be clarified to read that the applicant "would not utilize every available inch of land and there had been some easing along the top of the bluff".

Mr. Brown stated that on page 17 it should read that "he did not believe the Planning Commission has the ability". Also on page 17 instead of "a need for the annexation", it should read "a need for additional lands".

It was moved by Mr. Thalhoffer to approve the minutes of June 24th as amended. Seconded by Mr. Manley. Motion carried 3-0

VII. DIRECTOR'S REPORT

John stated the final residential design meeting would be held July 23rd. He stated the citizen turnout had been low, but it is hard to get people to attend meetings in the summer. He stated that there had also been some conflicts getting notices placed in the Canby Utility bills. John stated that the residential zoning committee will be meeting one or two more times before they bring their information to the Planning Commission for public hearings.

John stated there are 2 applicants for the Planning Commission vacancies. But one of the applicants has previous commitments that won't allow her to start at this time.

VII. ADJOURNMENT